



## **3 Elsdale Close, Surfleet, PE11 4FE**

**£315,000**

- Small executive estate
- Wrap around plot
- Beautifully presented throughout
- Ample parking leading to car port and garage
- Modern built with modern interior
- Popular village setting
- Within a short walk from the river and golf club
- Great flowing layout
- Must view to really appreciate the space
- Register with Ark to get all the latest listings

Located in a quiet executive cul-de-sac in the highly sought-after village of Surfleet, this beautifully presented three-bedroom detached home offers exceptional kerb appeal and a thoughtfully designed layout, all within a short stroll of the river and local golf club.

Occupying a generous plot, the property benefits from ample off-road parking, a garage, and a car port, providing plenty of space for family and visitors alike.

Designed with modern living in mind, this energy-efficient home is equipped with 22 solar panels and twin storage batteries (19kWH) offering greater energy independence.

Combining stylish presentation, a desirable location, and impressive eco-friendly features, this is a home that truly stands out.

Thinking of the future? Book your viewing today and discover everything this fantastic property has to offer.

### Entrance Hall

Entrance door to front.

### Lounge 16'2" x 10'9" (4.93 x 3.3)



UPVC double glazed window to front and side. Radiator.

### Kitchen 15'3" x 9'3" (4.67 x 2.82)



UPVC double glazed window to the front. Range of quality fitted base and wall units with breakfast bar and Italian Quartz faced worksurface. Sink unit with

mixer taps over. Integrated fridge freezer, dishwasher, water softener. Built in oven hob and panel hood over. Radiator.

### Dining Area 15'5" x 8'5" (4.7 x 2.57)



Double glazed Bi Fold door to rear. Feature tall radiator. Remote controlled awning canopy.

### Cloakroom



Two piece suite comprising of toilet. Wash hand basin. Radiator. Part tiling to walls. Extractor fan.

### Utility 8'5" x 7'1" (2.59 x 2.18)



UPVC double glazed window to rear. UPVC double glazed door to side. Fitted base and wall units. Sink unit with mixer tap over. Solar storage battery and controls. Storage cupboard.

**First Floor Landing**



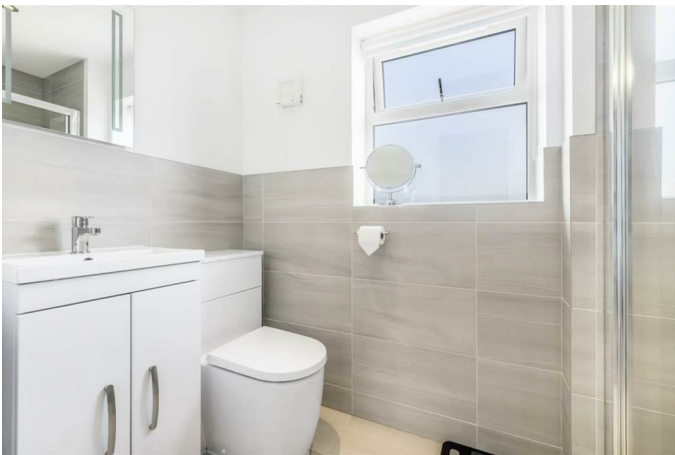
UPVC double glazed window to front. Radiator. Airing cupboard. Loft access.

**Bedroom 1 18'11" x 9'1" (5.79 x 2.77 )**



UPVC double glazed window to front. Radiator. DC ceiling fan.

**En Suite**



UPVC double glazed window to rear. Three piece suite comprising of toilet. Wash hand basin. Generous shower cubicle. Heated towel rail. Extractor fan. Tiling to floor. Part tiling to walls.

**Bedroom 2 10'2" x 8'9" (3.1 x 2.67 )**



UPVC double glazed window to rear. Radiator. Built in wardrobe.

**Bedroom 3 11'8" x 8'7" (3.56 x 2.62)**



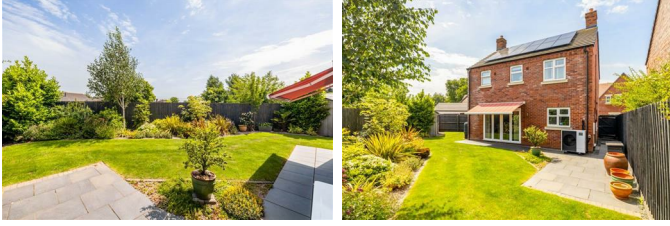
UPVC double glazed window to front. Radiator.

**Bathroom**



UPVC double glazed window to rear. Three piece suite comprising of toilet. Wash hand basin. Panelled bath with screen and shower over. Heated towel rail. Extractor fan. Tiling to floor. Part tiling to walls.

## Outside



FRONT: Block paved drive leading to single detached garage with carport to side. Ample off road parking. Feature borders leading to front door. REAR: Enclosed by fencing. Laid to lawn. Feature attractive borders. Patio area with electric awning offering shade to the patio area. Air source heat pump. Side garden with standing for storage sheds gated access to drive. Outside water tap.

### Garage 16'9" x 10'0" (5.13 x 3.07)



Single detached garage. Electric roller door. UPVC personal door to side. Coated floor. Electric charger.

### Property Postcode

For location purposes the postcode of this property is: PE11 4FE

### Surfleet Village

Surfleet is a popular and well-served Lincolnshire village that offers a wonderful balance of rural living and everyday convenience. The village benefits from a local Post Office and shop for daily essentials, along with a welcoming community atmosphere that makes it a fantastic place to call home.

### River Glen

The River Glen in Surfleet, Lincolnshire, is a charming and serene waterway that enhances the

natural beauty of the local landscape. It provides recreational opportunities, supports wildlife, and offers a picturesque setting for residents and visitors to enjoy the tranquil waters and lush countryside that define this region of Lincolnshire.

### Spalding Golf Course

Discover Spalding Golf Club, one of Lincolnshires finest courses. This parkland, 18 hole Championship venue provides a great test of golf.

With it's 12 bay floodlit driving range, short game practice area and newly launched Academy Course, Spalding Golf Club is the perfect venue for your next visit.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Solar Panels - The current vendors have advised they are always around £500 in profit, based on the usage of the solar panels.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold  
Council tax band: B  
Annual charge: No

Property construction: Brick built  
 Electricity supply: Octopus  
 Solar Panels: 22 panels owned by the property.  
 8KW with 19KW batteries.  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Air source heat pump  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway, Car Port and Single Garage  
 Building safety issues: No  
 Restrictions: No  
 Public right of way: No  
 Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.  
 Coastal erosion risk: No  
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: B84

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the

sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

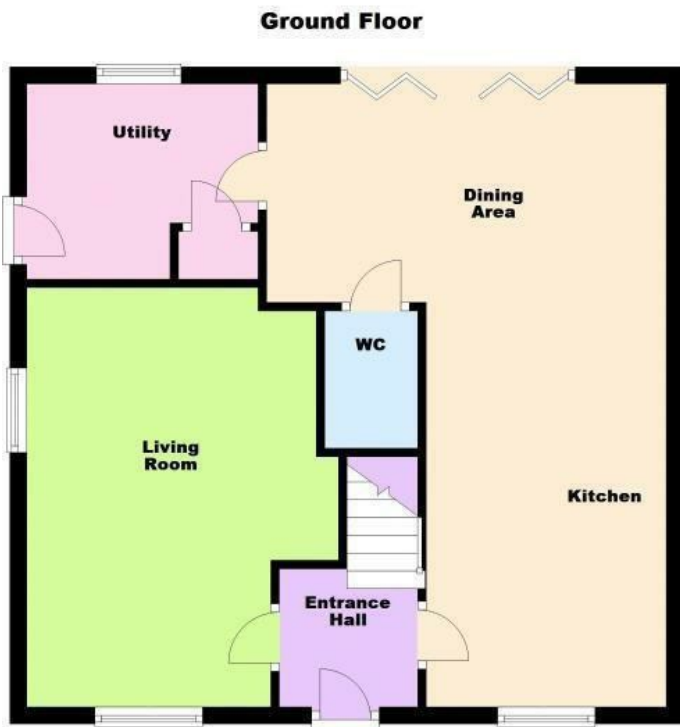
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

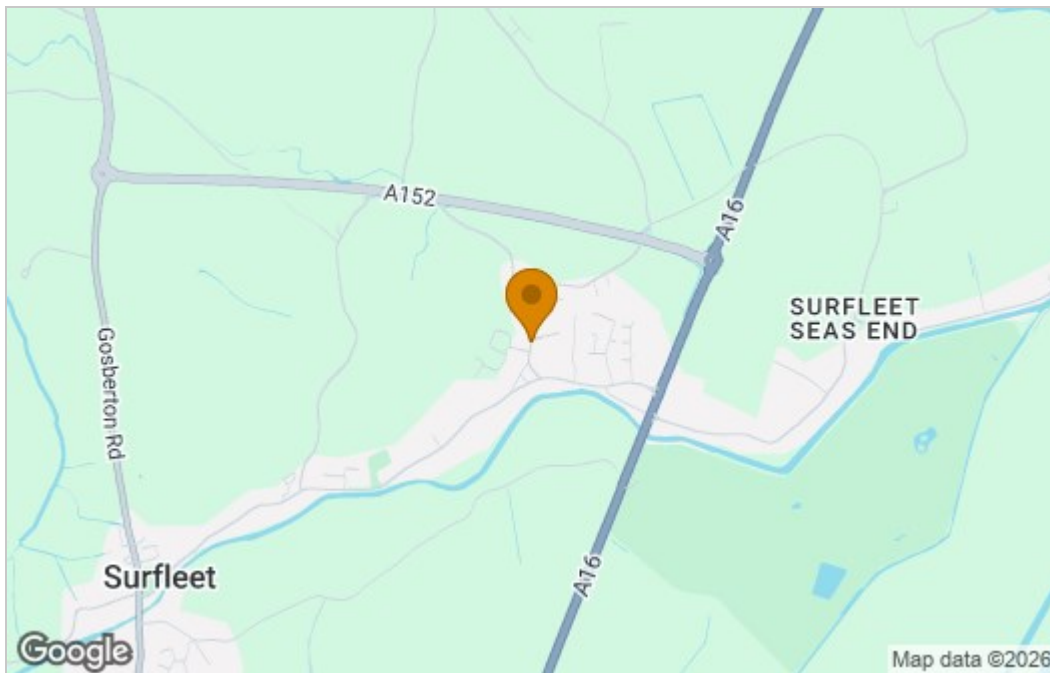
### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

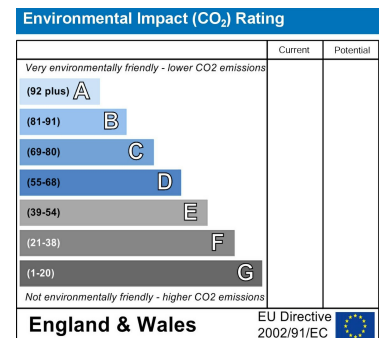
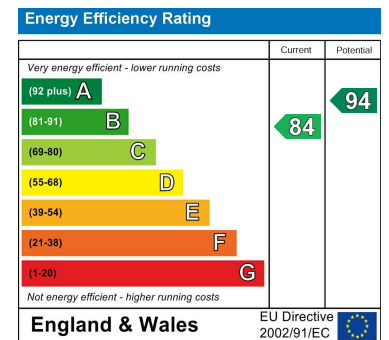
## Floor Plan



## Area Map



## Energy Efficiency Graph



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